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**(54) Title:** REGULATORY CONSTRUCTS COMPRISING INTRON 3 OF PROSTATE SPECIFIC MEMBRANE ANTIGEN GENE**(57) Abstract**

The invention provides regulatory constructs comprising intron 3 of the prostate specific membrane antigen gene (PSMA). An isolated nucleic acid molecule encoding the partial sequence of intron 3 of PSMA, a vector and a recombinant expression cassette are disclosed. The invention also provides a method of directing expression of a coding sequence in a prostate cell, a bladder cell, a breast cell and a vascular endothelial cell using the said constructs. This invention further provides a method of treatment of cancer using the said constructs.